

TENTATIVE SUBDIVISION MAP
COUNTY OF SAN DIEGO TRACT NO. 5295 RPL 7

OWNERS / SUBDIVIDER

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS RIGHTS-OF-WAY.

OWNER / SUBDIVIDER

SUGARBUSH LP

BY: Bob Booker
BOB BOOKER
P.O. BOX 231639
ENCINITAS, CA 92023

ENGINEER OF WORK:

bha, inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE 12
CARLSBAD, CA 92008-4387
(760) 931-8700

MICHAEL H. SMITH RCE 65090 EXP. 9-30-09 DATE



AERIAL TOPOGRAPHY

FLOWN ON FEBRUARY 20, 2002 BY:

TOWILL
5933 SEA LION PLACE, SUITE 100
CARLSBAD, CA 92008

EARTHWORK QUANTITIES

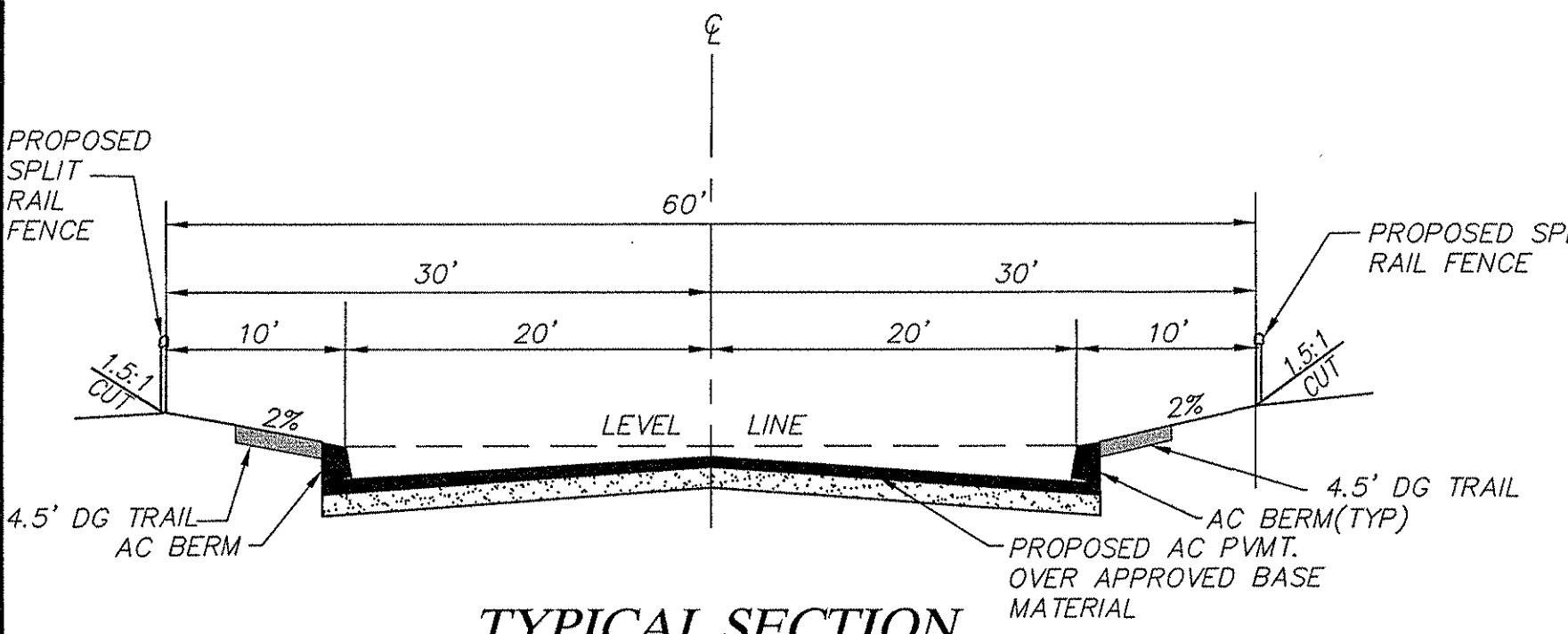
CUT: C.Y. ± 322,000
FILL: C.Y. ± 322,000

ASSESSOR'S PARCEL NUMBERS

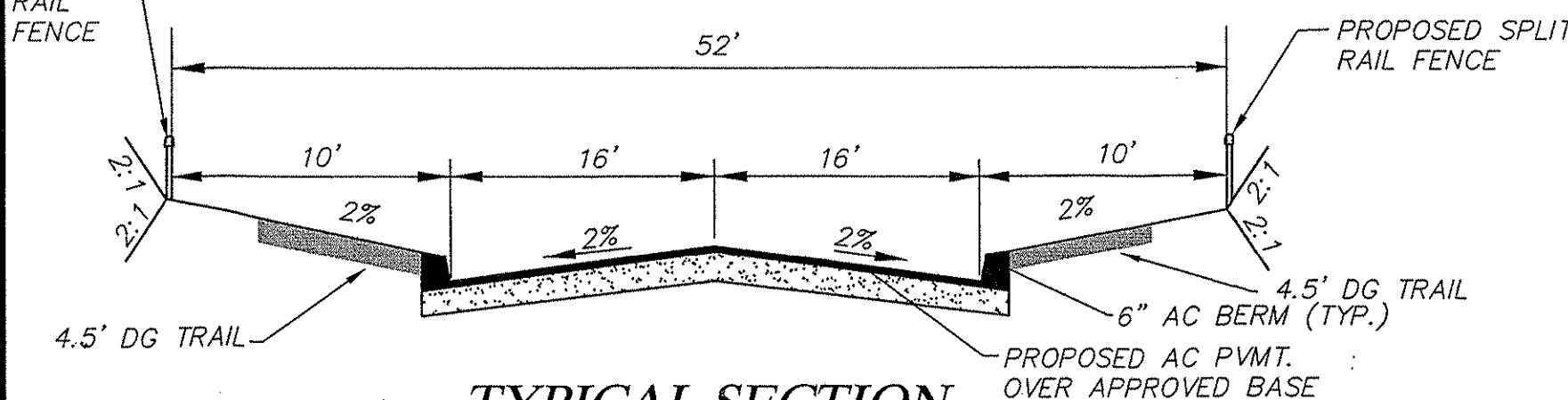
181-162-05, 15, & 16 TAX RATE AREA 96050, 96036
181-170-33
184-080-08

LEGAL DESCRIPTION

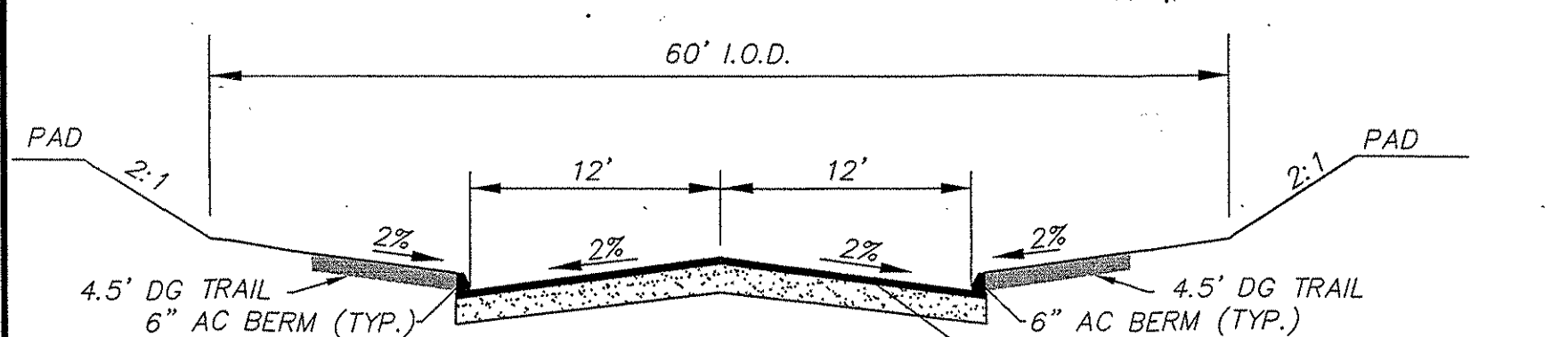
PORTIONS OF SECTIONS 27, 28, 33 TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 14, 1895.



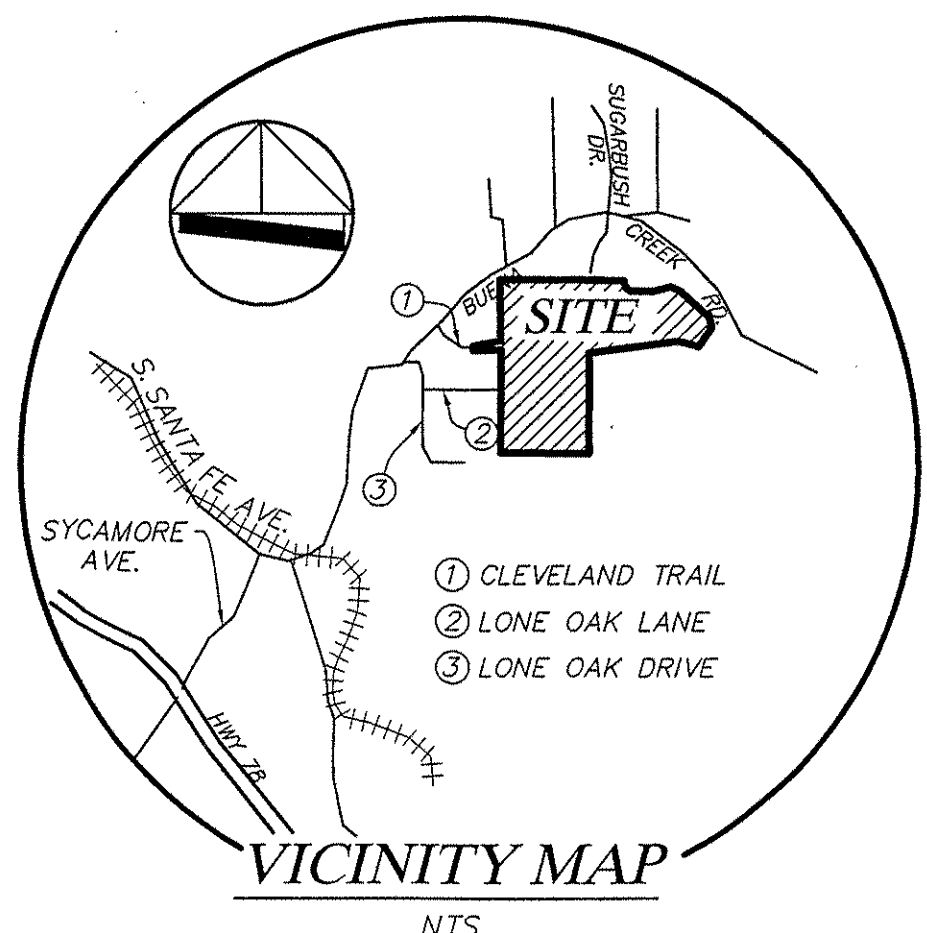
TYPICAL SECTION
SUGARBUSH DRIVE &
PORTION STREET "A"
(PUBLIC)



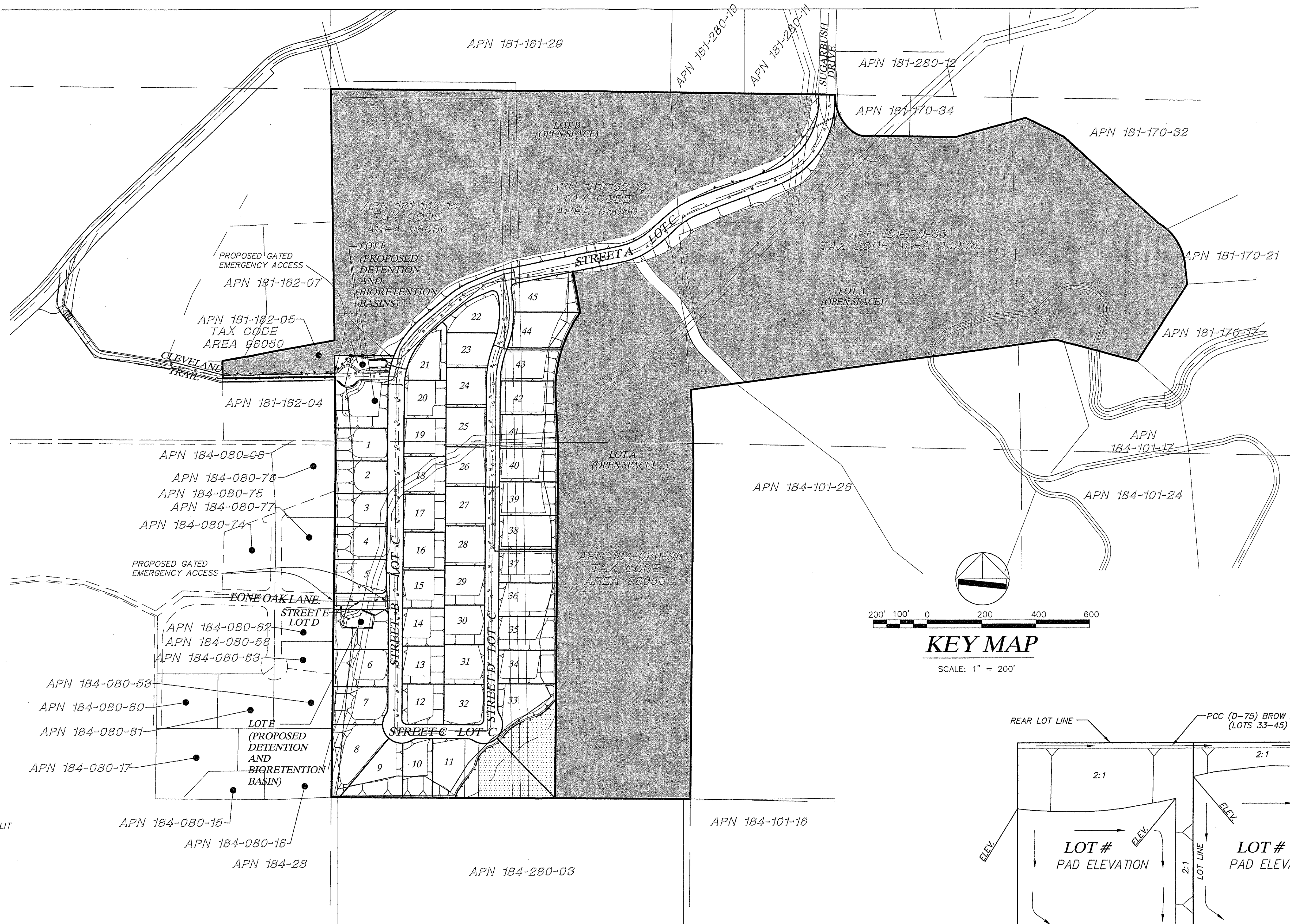
TYPICAL SECTION
STREET B, C & D
(PUBLIC)



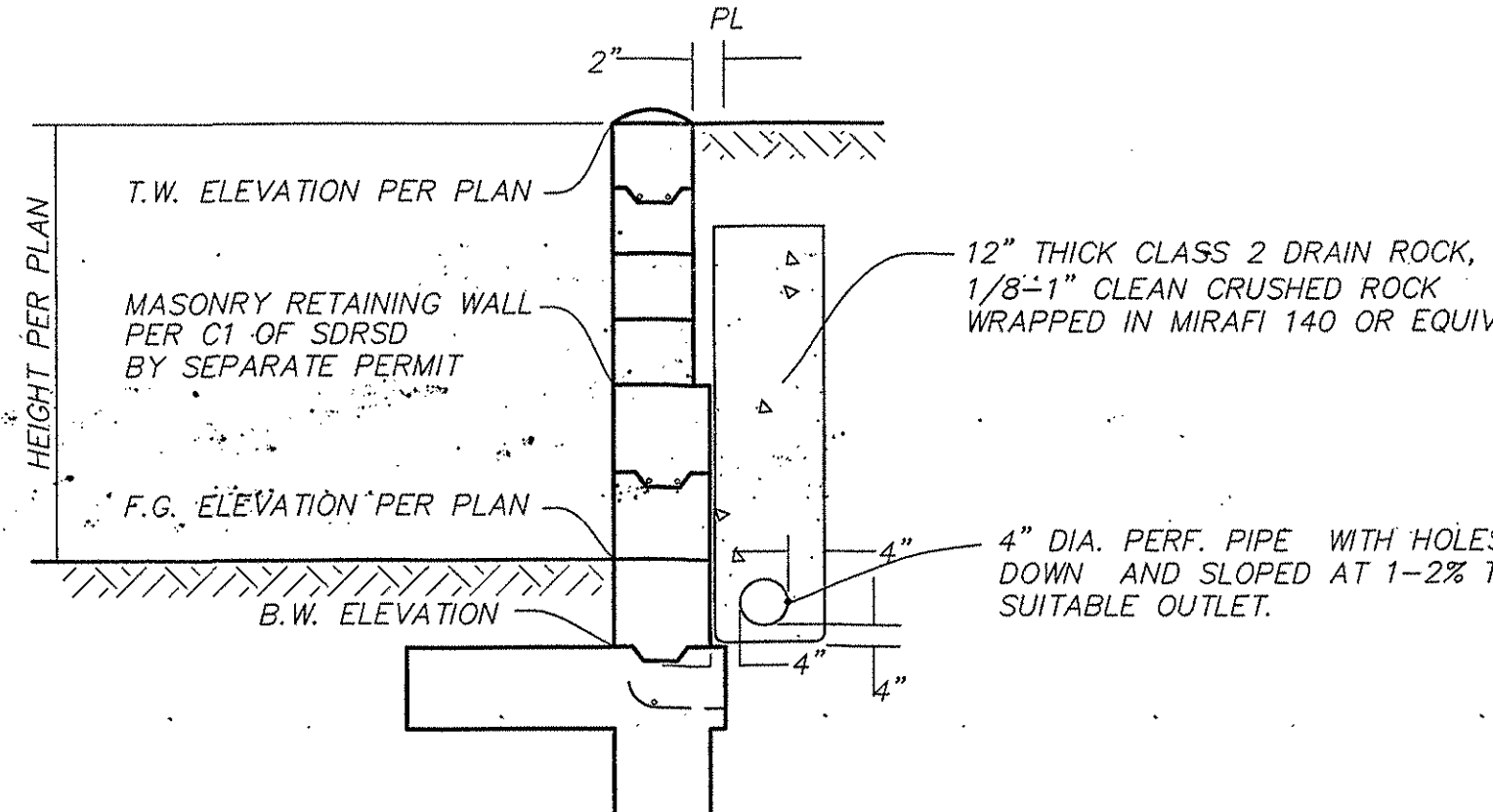
TYPICAL SECTION
EMERGENCY ACCESS
STREET E
(PRIVATE)



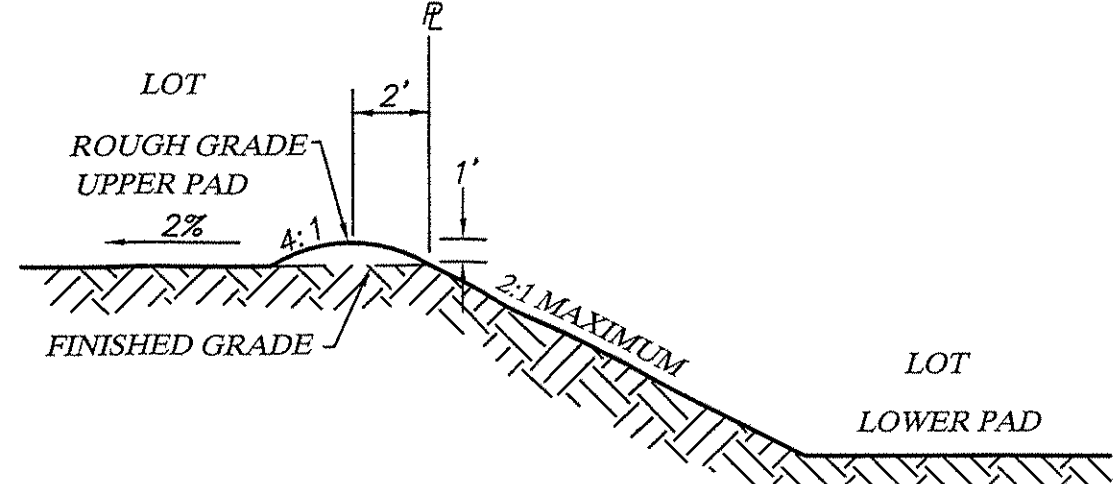
VICINITY MAP
NTS



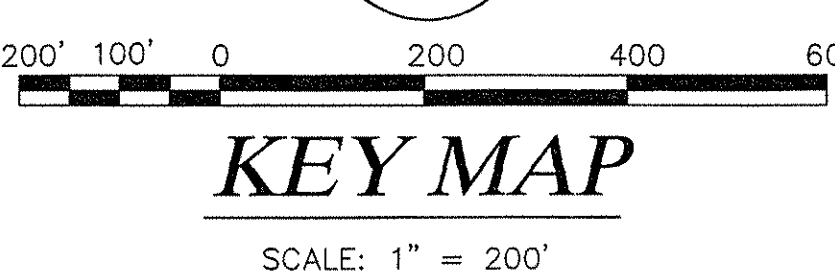
- LEGEND:**
- PROPOSED FIRE HYDRANT
 - PROPOSED BOX CULVERT
 - PROPOSED STORM DRAIN
 - PROPOSED SEWER
 - PROPOSED SEWER MANHOLE
 - PROPOSED LOT NUMBER
 - PROPOSED PAD ELEVATION
 - PROPOSED SLOPE EMBANKMENTS (2:1 MAX)
 - PROPOSED CUT / FILL LINE
 - PROPOSED CROSS GUTTER
 - PROPOSED EASEMENT
 - PROPOSED DAY LITE
 - PROPOSED RETAINING WALL
 - PROPOSED 6" FIREWALL
 - 500' EXISTING CONTOURS
 - EXISTING WATER LINE
 - EXISTING EASEMENT
 - PROPOSED OPEN SPACE LOTS
 - PROPOSED STEEP SLOPE & BIOLOGICAL OPEN SPACE EASEMENT
 - PROPOSED FIRE MODIFICATION LINE
 - PROPOSED IRREVOCABLE OFFER TO DEDICATE



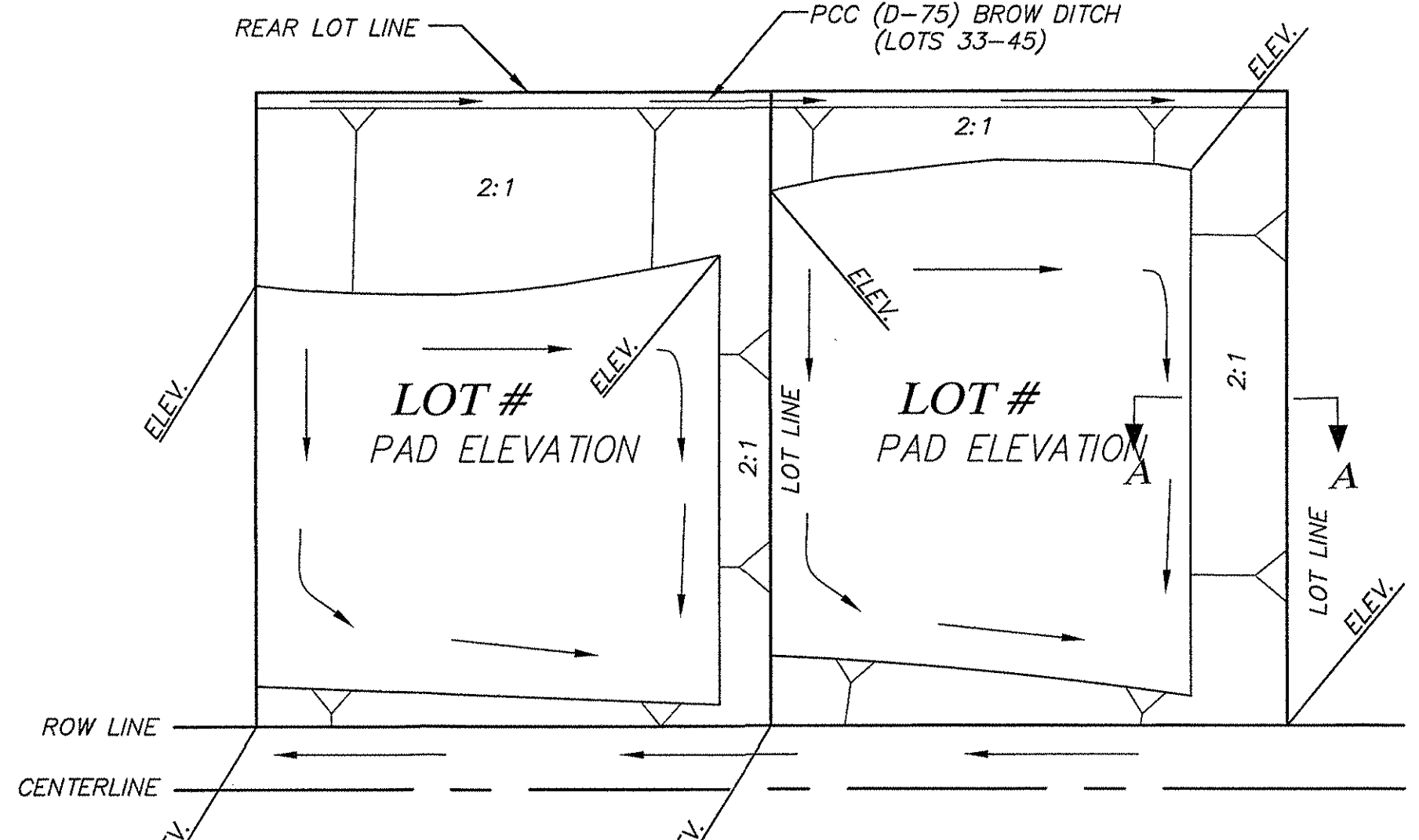
RETAINING WALL
TYPICAL SECTION
NTS



SECTION "A-A"
TYPICAL TOP OF SLOPE GRADING
NOT TO SCALE



KEY MAP
SCALE: 1" = 200'



TYPICAL LOT GRADING - LOTS 1-45
NOT TO SCALE

GENERAL NOTES:

- ALL INTERNAL STREETS WILL BE PUBLIC STREETS.
 - GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS.
 - EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
 - LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
 - ZONING REQUIREMENTS:
- | | EXISTING | PROPOSED |
|-------------------|----------|------------------|
| USE REGULATIONS: | A7D | S88 |
| NEIGHBORHOOD REGS | - | - |
| DENSITY | 0.5 | .39 |
| LOT SIZE (AC) | 2 ACRE | 0.50 ACRE |
| BUILDING TYPE | C | - |
| MAX. FLOOR AREA | - | - |
| FLOOR AREA RATIO | - | - |
| HEIGHT | G | E |
| COVERAGE | - | - |
| SETBACK | C | (V)SEE SITE PLAN |
| OPEN SPACE | - | - |
| SPECIAL AREA REGS | - | - |
- TOTAL LOTS AND AREA:
ACREAGE: 115.50 AC GROSS
LOTS: (RESIDENTIAL)-45 (PRIVATE STREETS)-1 (OPEN SPACE)-2 (BASIN)-2
MIN. LOT SIZE: 0.50 ACRE (SPECIFIC PLAN)
NO. OF DWELLING UNITS: 45 UNITS
GENERAL PLAN DESIGNATION: ESTATE 17, 2 OR 4
REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA
COMMUNITY PLAN: NORTH COUNTY METRO UTILITIES:
- SEWER: BUENA SANITATION DISTRICT
WATER: VISTA IRRIGATION DISTRICT
SCHOOLS: VISTA UNIFIED SCHOOL DISTRICT
FIRE: VISTA FIRE PROTECTION DISTRICT
TELEPHONE: SBC
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.
STREET LIGHTING: NO STREET LIGHTS ARE PROPOSED
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
 - ALL SLOPES SHOWN ARE AT 2:1.
 - STREET E AND CLEVELAND TRAIL WILL BE PRIVATE ROAD (GATED EMERGENCY ACCESS)
 - ALL PRIVATE YARD FENCES TO BE 5' HIGH IRON FENCE WITH POWDER COAT FINISH IN BLACK OR DARK GREEN

PARK LAND DEDICATION STATEMENT

NO PARKLAND DEDICATION IS BEING PROPOSED. PARK FEES WILL BE PAID IN LIEU OF DEDICATION.

SPECIAL ASSESSMENT STATEMENT

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (a) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

ACCESS

ACCESS IS FROM SUGARBUSH DRIVE WHICH IS A PUBLICLY MAINTAINED ROAD TO THE BOUNDARY OF THE SUBJECT PROPERTY. EMERGENCY ACCESS WILL BE CONNECTED AT CLEVELAND TRAIL A PRIVATE STREET.

SPECIFIC PLAN

THIS TENTATIVE SUBDIVISION MAP IS PROPOSING A SPECIFIC PLAN IN ACCORDANCE WITH THE CALIFORNIA GOVERNMENT CODE STATUTORY REQUIREMENTS FOR SPECIFIC PLANS.

OPEN SPACE

LOT A = 51.19 AC. GROSS
LOT B = 24.19 AC. GROSS

OPEN SPACE
EASEMENT = 1.75

TOTAL OPEN SPACE 77.13

PERCENTAGE 67%

HYDROLOGY NOTES

THIS PROJECT PROPOSES NO DIVERSION.
A HOA SHALL BE PROVIDED TO MAINTAIN THE PRIVATE STREET AND STORM DRAIN SYSTEMS.

SHEET 1 OF 2

REVISIONS			
No.	Description	Approved by	Date
5-10-04	DRAFT CHANGES TO COUNTY LETTER #2 4-28-04		
5-25-04	DRAFT CHANGES TO COUNTY LETTER #3 9-10-03		
3-25-08	ELIM. TRAIL, UNLOCATE THE LINE & GRADE OF THE WESTERN SLOPE RPL 7		

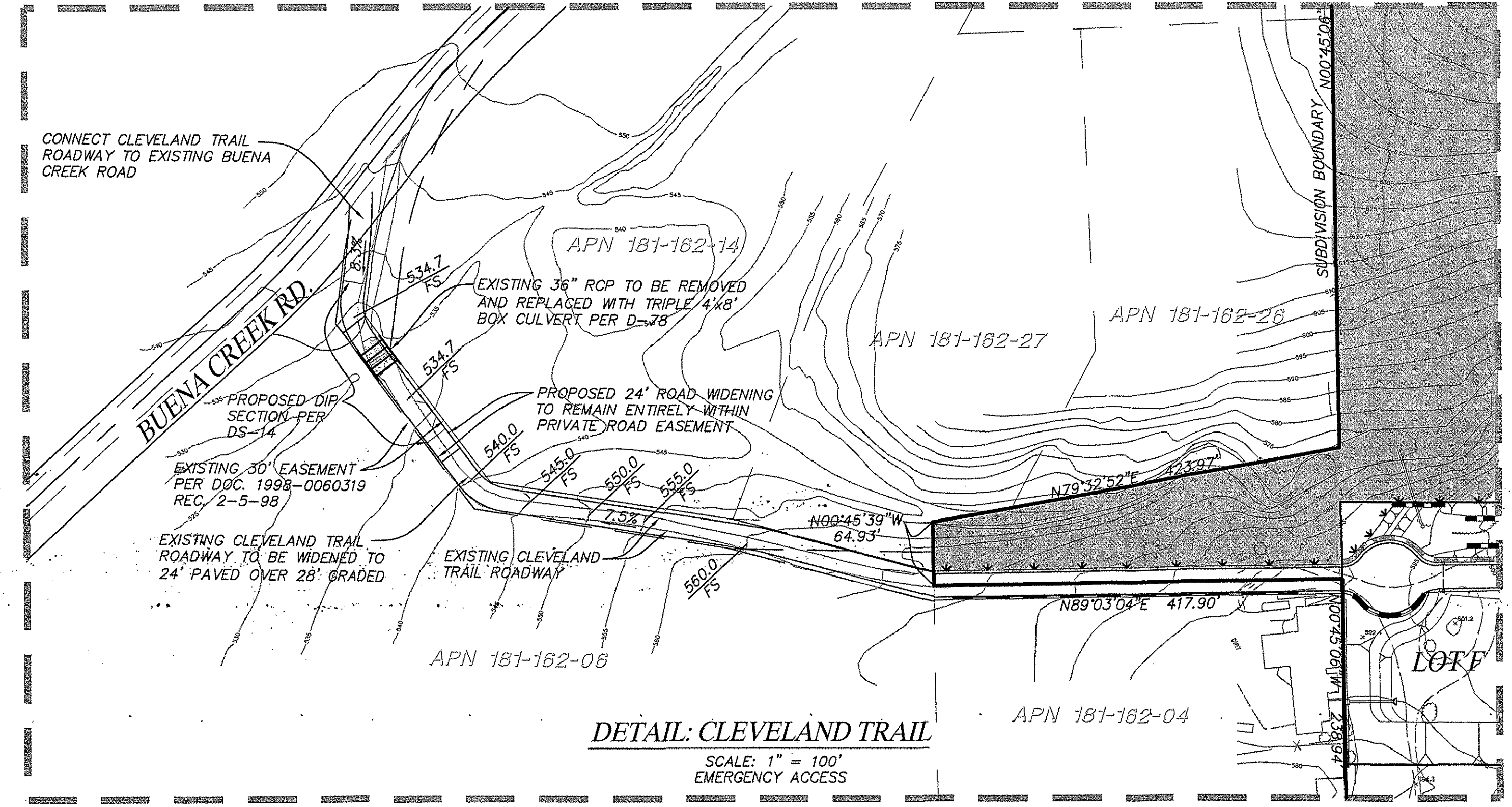
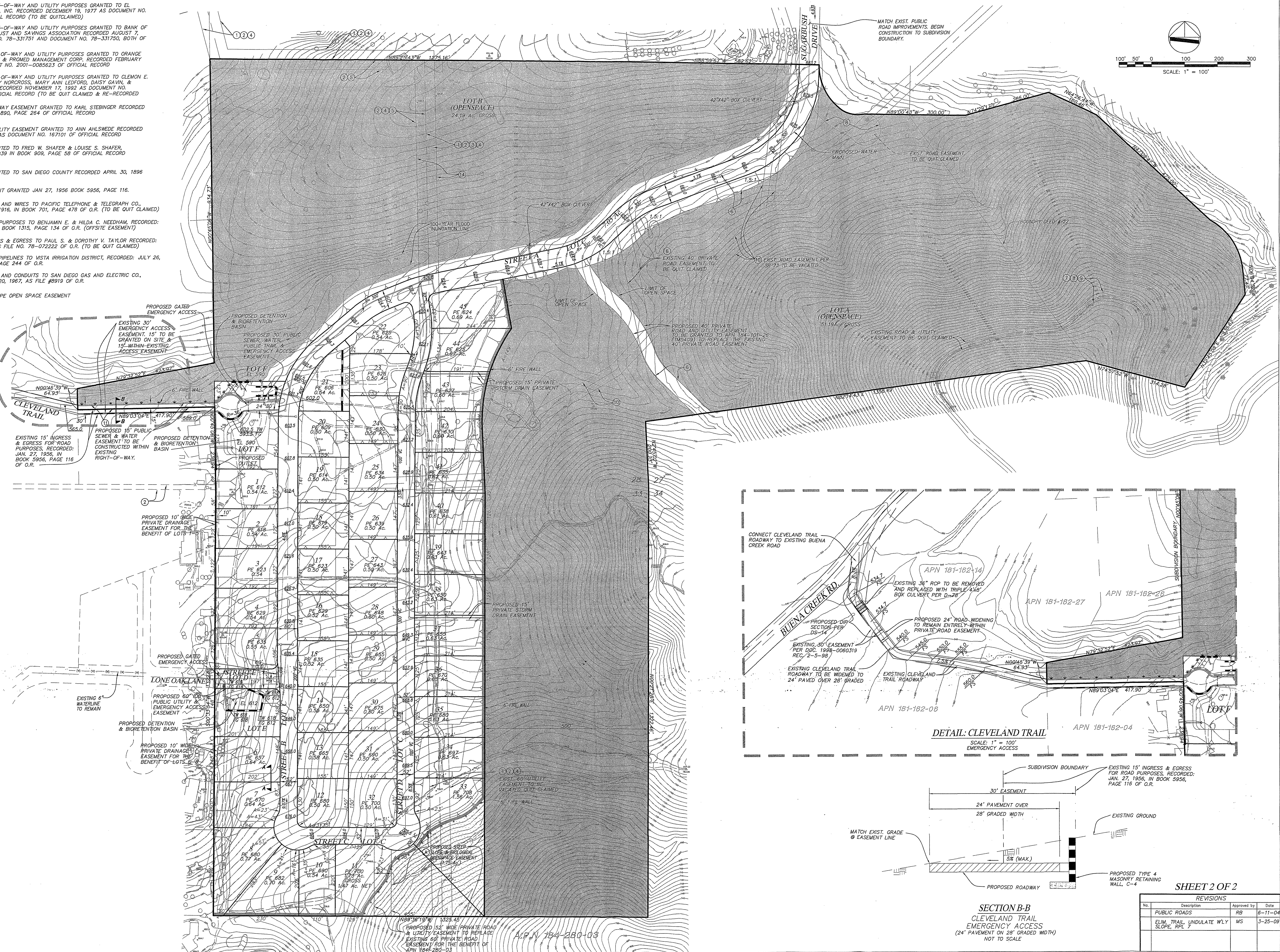
TENTATIVE SUBDIVISION MAP
COUNTY OF SAN DIEGO TRACT NO. 5295 RPL 7

EASEMENT NOTES

PER CHICAGO TITLE CO.
PRELIMINARY TITLE REPORT ORDER #306056-U50
DATED 4-21-2005

- EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO BUENA CREEK RANCH RECORDED DECEMBER 19, 1977 AS DOCUMENT NO. 77-523297 OF OFFICIAL RECORD
- EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO THE NEW HORIZONS RECORDED SEPTEMBER 20, 1985 AS DOCUMENT NO. 85-349073 OF OFFICIAL RECORD
- EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO EL RANCHO DE LA PALMA, INC. RECORDED DECEMBER 19, 1977 AS DOCUMENT NO. 77-523302 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
- EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION RECORDED AUGUST 7, 1978 AS DOCUMENT NO. 78-337571 AND DOCUMENT NO. 78-337569, BOTH OF OFFICIAL RECORD
- EASEMENT FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO ORANGE COAST TITLE COMPANY & FROMED MANAGEMENT CORP. RECORDED FEBRUARY 14, 2001 AS DOCUMENT NO. 2001-086523 OF OFFICIAL RECORD
- EASEMENT FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO CLEMON E. NORCROSS & DOROTHY NORCROSS, MARY ANN LEDFORD, DAISY GAVIN, & GAYLORD NORCROSS RECORDED NOVEMBER 17, 1992 AS DOCUMENT NO. 1992-0734390 OF OFFICIAL RECORD (TO BE QUIT CLAIMED & RE-RECORDED AS SHOWN HEREON)
- ROAD AND RIGHT OF WAY EASEMENT GRANTED TO KARL STEBINGER RECORDED APRIL 10, 1939 BOOK 890, PAGE 264 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
- ROAD AND PUBLIC UTILITY EASEMENT GRANTED TO ANN AHLSTEDT RECORDED SEPTEMBER 15, 1985 AS DOCUMENT NO. 167101 OF OFFICIAL RECORD (TO BE QUIT CLAIMED)
- ROAD EASEMENT GRANTED TO FRED W. SHAFER & LOUISE S. SHAFER, RECORDED MAY 6, 1939 IN BOOK 909, PAGE 58 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
- ROAD EASEMENT GRANTED TO SAN DIEGO COUNTY RECORDED APRIL 30, 1896 IN BOOK 257, PG. 79
- ROAD WATER EASEMENT GRANTED JAN 27, 1956 BOOK 5956, PAGE 116.
- EASEMENT FOR POLES AND WIRES TO PACIFIC TELEPHONE & TELEGRAPH CO., RECORDED MARCH 9, 1916, IN BOOK 701, PAGE 478 OF O.R. (TO BE QUIT CLAIMED)
- EASEMENT FOR ROAD PURPOSES TO BENJAMIN E. & HILDA C. NEEDHAM, RECORDED: FEBRUARY 28, 1942, IN BOOK 1315, PAGE 134 OF O.R. (OFFSITE EASEMENT)
- EASEMENT FOR INGRESS & EGRESS TO PAUL S. & DOROTHY V. TAYLOR RECORDED: FEBRUARY 23, 1978, AS FILE NO. 78-072222 OF O.R. (TO BE QUIT CLAIMED)
- EASEMENT FOR WATER PIPELINES TO VISTA IRRIGATION DISTRICT, RECORDED: JULY 26, 1939, IN BOOK 926, PAGE 244 OF O.R.
- EASEMENT FOR POLES AND CONDUITS TO SAN DIEGO GAS AND ELECTRIC CO., RECORDED: JANUARY 20, 1967, AS FILE #8919 OF O.R.
- PROPOSED STEEP SLOPE OPEN SPACE EASEMENT

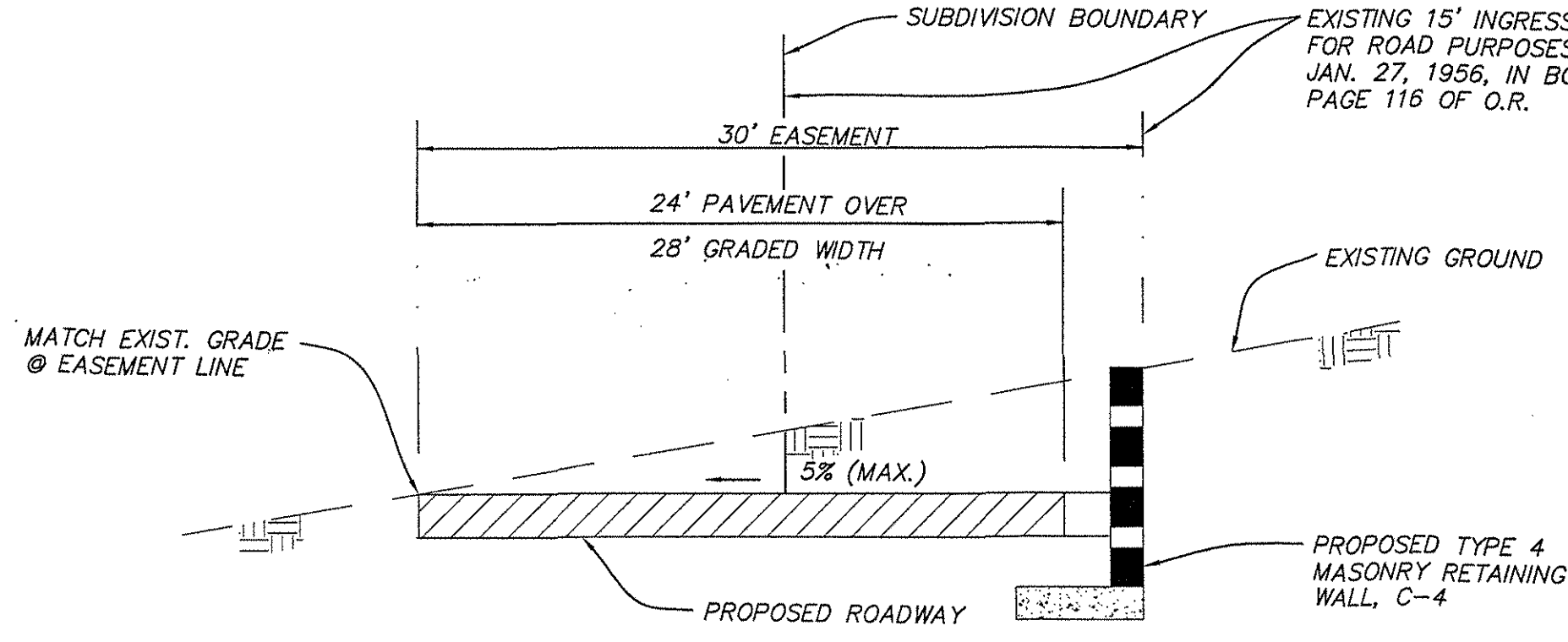
SEE DETAIL AT
LOWER RIGHT



DETAIL: CLEVELAND TRAIL

SCALE: 1" = 100'

EMERGENCY ACCESS



SECTION B-B

CLEVELAND TRAIL
EMERGENCY ACCESS
(24' PAVEMENT ON 28' GRADED WIDTH)
NOT TO SCALE

SHEET 2 OF 2

REVISIONS			
No.	Description	Approved by	Date
1	PUBLIC ROADS	RB	6-11-04
2	ELIM. TRAIL, UNDEVELOPED WLY SLOPE, RPL 7	MS	3-25-09